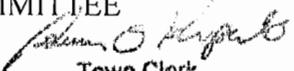


TOWN OF NEWINGTON

2021 JUN -9 AM 9:05

TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

REGULAR MEETING MINUTES


Town Clerk

June 2, 2021

Zoom Event

- I. Call to Order – Chairperson Joe Harpie called the meeting to order at 5:02 PM.
- II. Roll Call – Members present (via Zoom): Joe Harpie, Chairperson; Gail Budrejko, Chris Miner, Rod Mortensen, Ed Murtha, and Don Woods. Others participating: Frank Tomcak, Downes Construction Company; Chris O’Neill, Quisenberry Arcari Malik; James Krupienski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes –Mr. Murtha made a motion that the corrected minutes of the April 14, 2021 meeting be approved as written. A second to the motion was made by Mr. Mortensen. The motion then passed by a vote of 6 YES to 0 NO.
- IV. Public Participation – None.
- V. Project Update – Presented by Mr. Tomcak. He began by presenting a financial summary of the project. It showed a total revised Guaranteed Maximum Price of \$28,766,833.16. The Total Project Budget is \$30,473,762.80. Mr. Harpie stated that the Guaranteed Maximum Price amount was less than the referendum amount, which was a tribute to the Project Building Committee and to Downes Construction.
Mr. Tomcak then presented his schedule update. The last Project Building Committee meeting was in the middle of April. Since then Downes Construction has completed the site work, paving, and plantings. No work in progress was reported.
Work to start consists of fixing the gap between the gym floor and the exterior door (the south egress doors – a new threshold is on order); painting the steel lintel at Human Services (some touch up was needed); remove/replace the relay for the photocell (actually the relay was replaced early on and they have ruled out the photocell, Downes will continue to monitor); install ceiling at the 3rd floor, Police Department (the Town had been prepared to put this back – it’s a Certificate of Occupancy issue); provide new trim to cover door jambs at the east side of the Police Department; finish the gap between the new retaining wall and the brick at the Police Department (there are still two or three pieces to install); and adjust the latch bolt depth in the ground for the dumpster pad gate (the fencing subcontractor drilled a deeper hole earlier in the day, Mr. Tomcak needed to inspect it).
Under other critical items and milestones, Mr. Tomcak stated that these included the Certificate of Occupancy (the ceiling tiles were the last item for the Fire Marshal); and any Day 2 work, which was listed separately. Mr. Miner asked why there was no

Certificate of Occupancy (CO) for the Town Hall. Why was the CO for the Town Hall being held when the problem was at the Police Department? Mr. Tomcak responded that Downes Construction had been planning to get a CO for the entire project. Mr. Miner asked why the ceiling tiles had been removed. Mr. Tomcak did not know. Mr. Woods asked about the landscaping. He presumes there is a one-year warranty and that the subcontractor is to establish an acceptable stand of grass. Mr. Tomcak added that the subcontractor's obligation was to replace any planting not established. Watering will be discussed. Mr. Harpie asked if there was a penalty in the contract, or if it was just the warranty? Mr. Tomcak responded that it was only the warranty. Mr. Harpie asked when the irrigation system would be installed? Mr. Baron said he did not know. The funds have been approved. Parks and Recreation is working on it. Councilor Miner returned to the landscaping. Sprinklers were on timers last year. He might suggest that they bring them back. Several areas were looking good, but this spring there are areas that are showing a lack of water. It is an industry thing. He requested that they make sure they are on notice that they are deficient. On the ceiling tiles at the Police Department third floor, he asked Mr. Baron to request that they be added to the Errors and Omissions list. Mr. Woods stated that it would make sense to send the landscaper a letter stating his obligations. The penalty is in the expense of having to replace items a second or third time. Mr. Tomcak will meet with the landscaping subcontractor about the plantings. Mr. Harpie suggested telling him that the Committee was shocked and disappointed, given his reputation.

Mr. Tomcak then presented the COPs he was requesting action on at this meeting, starting with COP #378, a Police Department item required for the final CO, for \$3,056.97; COPs #382, [(\$3,856.69)], 383 [(\$3,856.69)], and 384 [(\$9,322.73)], reconciliation for items not spent 100%; COP #386 to reconcile the state education fee (which will not be applied), for (\$6,725.00); COP #387, additional wash down of masonry at dispatch, for \$2,291.45; and COP #388, power to heating/lights at Police Department 3rd Floor, for \$10,427.05. The net total of all COPs was a credit of (\$9,024.88).

Mr. Tomcak then discussed the order of magnitude/pending revisions, which were two COPs: COP #355, bond reconciliation for various trades, for roughly \$1,500.00; and COP #389, furnish and install new rope/pulley system for the flag poles on the building, for roughly \$2,800.00. This was an alternative that the design team has come up with, with pulleys on either side. The Town doesn't want to be climbing on top of the canopy in bad weather. Mr. O'Neill reached out to Flagman (a Connecticut vendor the Town has used). He stated that they are only trying to get feedback from them on the changes to the system. Their technical person is on vacation. This then generated a lengthy discussion on the flag poles. Mr. Harpie asked the Committee to remain patient for a couple of weeks longer. Because this was a sore spot with the Town administration and others, the Committee will give Mr. O'Neill a couple of weeks longer to take another swing at finding a solution, or the Committee will have to provide an option to suggest to the Town Manager.

Mr. Tomcak then discussed the Day 2 work items, which are excluded from the current project budget. These include COP #343, isolators for the Roof Top Unit

compressor for a Rough Order of Magnitude (ROM) cost of \$130,000 (this cost includes a new curb and some collateral damage). He provided a history of this COP, and why it was offered up as a solution to an existing issue. There is a large area between the gym and the Town Hall. Isolators would improve the sound and vibration on the space below. It would take one week's worth of time. Human Services would have to leave the space while a crane was in place. The estimate includes temporary cooling in the gym, which Councilor Miner suggested removing as the old gym did not have air conditioning. Mr. Tomcak said that the cost for temporary cooling was in the neighborhood of \$10,000. Mr. Miner also asked what other alternatives came from the sound engineer? Mr. O'Neill responded that adding isolation dampers would be the best solution. Mr. Miner stated that it was a unit on a single story with a small footprint below it. Mr. Harpie added that the solution is problematic. Various suggestions were then made by Mr. Miner, Mr. Woods, and Councilor Budrejko. Mr. Harpie concluded discussion on this item by stating that ultimately it was up to the Town. The noise won't be eliminated no matter what you do. Will it still be a problem? We don't know. Mr. Tomcak had four other COPS under Day 2 items. They are COP #349, a dry chemical system for data rooms, for \$60,000 ROM; COP #350, privacy screen inside the second-floor men's room, for \$2,200 ROM; COP #351, fiberglass reinforced plastic in custodial closets, for \$2,200 ROM; and COP #366 Art Room Cooling issues, for \$16,500 ROM. Councilor Budrejko asked about the Art Room cooling issues, were they looking for separate cabling with its own temperature control zone? Councilor Miner explained that the Commissioning Agent went back and made an adjustment to the existing system, they did a second round of air balancing, and accomplished what they were looking for. This is no longer an issue.

Mr. Tomcak showed the photos of the project that he had taken. The first of his six photos showed the fencing around the dumpster pad. The second photo showed the east side of the police department with the generator. The third photo, showed the egress from the Police Department to the new parking lot. The fourth photo was of the new stair from the Police Department for those who are traversing to the Town Hall. The fifth photo shows the lower level parking lot looking up to the Town Hall west side. The sixth photo is of the west side of the Town Hall, showing the brackets on the building for the flagpoles. Councilor Miner then requested a video of the time lapse photography of construction.

- VI. Consider and Take Action on Change Order Requests –Mr. Mortensen made a motion that the Committee approve the change order proposals presented at this meeting for a net credit, COP #s 378, 382-384, and 386-388, for a net credit of (\$9,024.88). A second to the motion was made by Mr. Murtha. There was no discussion on the motion. The motion passed by a vote of 6 YES to 0 NO.
- VII. Consider and Take Action on Fund Transfers – Mr. Baron stated that no action was necessary as the COPS approved were a net credit.
- VIII. Any Other Business Pertinent to the Committee – None.

IX. Public Participation – None.

X. Comments by Committee Members – Mr. Harpie stated: As you know, we are getting ready to wrap up over a five-year effort here, in fact much longer than that if you go by earlier Committees, to get where we are today. He just wanted to again thank the Committee for their due diligence over these many, many months. He also wanted to make it clear to the public that their dollars had been spent very well, given what we had to work with. It wasn't an easy task to move almost two dozen departments into one building. It was no easy task to undertake these situations with a lot of the other things going on with the prior administration. It was no easy task to have limited swing space. Swing space is where you put your employees while you're knocking down the building while the new one you will occupy is in the same area. We couldn't afford to do it, but with the advice of Tom Arcari and with the advice of Downes Construction we were able to supplement that in the design and had very limited swing space, so that people could be part of the COVID-19 protocol, still go to the Town Hall, still go to the Community Center, and access all those areas while we were building a brand new building. That was quite a hat trick. He wants to pass on to Downes Construction the credit on that, and the Building Committee, and the design team. It wasn't easy through COVID-19 to continue to build, and he has to say this Governor was very cooperative in allowing construction to continue. He was shutting down a number of projects. He knew the importance of this to the Town of Newington, and he was a real gentleman about it. We had many conversations about that, and then the COVID-19 plan that Downes Construction put in place to monitor the trades and people on campus was also very effective, and quite a bit of a hat trick to get done, but we were able to do it. Prior to that, the lawsuit, and he is not taking any position on the lawsuit, if they feel they've been wronged, but we were concerned about the project being shut down, and he remembers Frank coming to him and saying "what are we going to do about long lead items?", for buying steel. And he said "go ahead and do it", and the Building Committee had the fortitude and the courage to move forward and do it. It was no easy task, and they did it.

Then there were surprise environmental conditions, that cost a ton of money and ate up our contingency, and the issue with the Metropolitan District Commission and going on their right of way, because the revised property line wasn't communicated properly to the Building Committee. All of this was accomplished through the proper sequencing of the work performed by Downes Construction. All of this was accomplished because of your efforts as Building Committee members by coming to every meeting, in spite of everything else going on around it. It is easy to criticize, easy to say "ah, you don't know what the hell you are doing, it's a junk project". Easy to take those hits left and right, but you know what? At the end of the day the public stayed true on this, they saw the enhancements and their dreams come true, for two full courses and multiple amenities and the benefits of a brand new Community Center. It took decades to accomplish what you all accomplished, and so he wants to thank you again for your efforts, and you have a proud project here to talk to about with your friends and your grandchildren.

XI. Adjournment – the meeting adjourned at 6:00 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron,
Director of Administrative Services